



# County of San Diego

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## **PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

June 8, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following projects. The proposed findings and the associated analysis can be reviewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration.

A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

**SWEETWATER ROAD DUPLEXES TENTATIVE MAP AND SITE PLAN; PDS2015-TM-5604; PDS2014-STP-14-021; LOG NO. PDS2015-ER-15-18-003.** The project is a Tentative Map and Site Plan for a condominium project. The Tentative Map consists of the subdivision of a 0.83-acre parcel to create six new condominium units. The project site is developed with an existing two-story duplex that would be retained for a total of eight condominium units. The Site Plan consists of the construction of three residential duplex units, ancillary parking, and open space areas. Each duplex unit would consist of 1,814 square feet (four bedrooms and 2.5 baths) and an attached 420 square foot garage. This site is adjacent to Sweetwater Road to the east, in the Spring Valley Community Planning Area, within unincorporated San Diego County. Access would be provided by a private easement connecting to Sweetwater Road, a public road. Fire protection services would be provided the San Miguel Fire Protection District. Water would be provided by the Helix Water District and sewer services would be provided by the San Diego County Sanitation District. The project would require 1,000 cubic yards of cut, 1,200 cubic yards of fill for a total of 200 cubic yards of imported material. The project is consistent with General Plan density requirements and Zoning Ordinance development regulations. The project site is subject to the Urban Residential (RU) Use Regulation, Village General Plan Regional Category, and Village Residential (VR-10.9) Land Use Designation.

Comments on the proposed findings and associated analysis must be received no later than **Friday, July 7, 2017, at 4:00 p.m.** (end of 30 day public disclosure notice period). For additional information, please contact Benjamin Mills at (858) 495-5234 or by e-mail at [benjamin.mills@sdcounty.ca.gov](mailto:benjamin.mills@sdcounty.ca.gov)